

Record of Briefing Western Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	PPSWES-401 – Orange – DA172/2026(1) – 91 Northern Distributor Road, Orange NSW 2800
APPLICANT OWNER	Applicant: Adam Harb / Trio Property Group Pty Ltd. Owner(s): LP Development 2 Pty Ltd.
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	General development over \$30 million
KEY SEPP/LEP	State Environmental Planning Policy (Sustainable Buildings) 2022 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 State Environmental Planning Policy (Biodiversity and Conservation) 2021 Orange Local Environmental Plan 2011 Orange Development Control Plan 2004
CIV	\$41,374,901.00 (excl. GST)
BRIEFING DATE	11 August 2026

ATTENDEES

PANEL MEMBERS	Garry Fielding (Chair), Graham Brown
COUNCIL OFFICER(S)	Kate Yates, Alison Weir
PLANNING PANELS SECRETARIAT	Lillian Charlesworth, Anaise Nagy

DA LODGED: 15 May 2026

DAYS SINCE LODGEMENT: 88

TENTATIVE PANEL DETERMINATION DATE: Within the 275-day timeframe

KEY MATTERS DISCUSSED

The Panel discussed the proposed development with Council during the briefing held 11 August 2026 and notes the following key issues:

- Site planning, dwelling density and visual impacts
- Landscape design, tree retention and canopy cover
- Solar access, private open space and residential amenity
- Built form, materials and colours
- Servicing, access and parking

Note:

Council is yet to undertake its full application assessment, and therefore future comment will not be limited to matters discussed at the preliminary briefing.